



Cowgate | Norwich | NR3
 Guide Price £160,000

abbotFox

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.



abbotFox presents this investment opportunity. Offered to the market with a tenant in situ, this terraced home is ideally situated within easy striking distance of Norwich City Centre. With accommodation comprising of two reception rooms and a kitchen to the ground floor, the first floor offers two bedrooms and a bathroom accessed off landing. An internal viewing comes highly recommended

Situated in the popular NR3 area of Norwich within easy reach of the woodland walks on Mousehold Heath and close to range of local amenities including local shops, primary schools and benefits from regular bus services into the city centre.

Guide price £160,000 - £170,000

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979 we would advise all interested parties that the vendor of this property is an associate of abbotFox.

